

August 21, 2006

Project Narrative

The Kyoto Japanese Restaurant is in a building about thirty-five years old. The building has been added to and remodeled several times. The building design is consistent with buildings designed in that time period and has been consistent with several buildings in the immediate vicinity until recently. The changes along both sides of the canal bank in this area make the building look out of place. Photos of buildings in the area are attached.

This restaurant has been here more than twenty-two years. During that time the owner has developed a local restaurant business which is a landmark. With all the changes occurring in the area the owner wants to upgrade the building and develop a visually satisfying presence on the canal.

Examination of the building shows utilization of the existing building as part of improving the property is not economically feasible. The study has resulted in the goal of creating a mixed use project by relocating the existing Kyoto Bowl Restaurant on this site and adding retail and office space. This goal creates several challenges, some of which are:

Developing a pleasing and functional connection with the canal bank improvements. Recognizing a future pedestrian connection between the canal and Stetson Drive. Keeping the restaurant in business while new facilities are built. Increasing existing parking by creating new on site parking. Increasing the use of the property by adding retail and office components. Improving the built environment along Stetson Drive.

The proposed building accomplishes all the objectives.

The use of dining decks along the canal creates a strong connection with the soon to be installed pedestrian paths along the canal.

The orientation of the building, the dining area and decks provide for the connection of the project to the canal and the future park. The connection is further strengthened by the use of folding glass doors on the northeast end of the restaurant.

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The building is set back somewhat from Stetson Drive to make it possible to use vegetation as a canopy. The use of trees creates greater sense of tranquility and has a cooling effect in the warmer months. These ingredients serve to create a better sense of place for pedestrian traffic. This promotes a more open view coming from the east. The intent of the Downtown Guidelines to provide shade along sidewalks will be accomplished by planting trees. This will be very similar to the shade provided by the trees at the Bischoff plaza located southeast of Main and Brown. The building will have a patio with a street entrance along with a low plaster wall on the Stetson Drive side.

The onsite parking will be increased from seventeen spaces to forty-seven spaces. This reduces the demand for off site parking by approximately thirty spaces and will increase the amount of street parking available to the public.

The property is eligible for a FAR increase of .5. The FAR as proposed is approximately .85. As a part of this application we request the FAR be increased to 1.1.

The introduction of retail and office space will promote more daytime pedestrian traffic.

No common design theme (or look) exists in the area. The building design spectrum ranges from southwestern low, one story, slump block to thirteen story towers. See attached photos.

The building design is a continuation of the individuality expressed in building design throughout Downtown Scottsdale. This building exterior uses the same types of exterior finish materials (clay roof tile, stone, brick and plaster) found in all the new buildings north and south of the canal. The exterior materials proposed for this project will be different in color and texture. The roof tile is the same as one of the tiles being used on the new retail buildings along Marshal way north of the canal.

Suspended, retractable canvas awnings will be utilized to proved adjustable shade as needed during times when the sun or temperatures require shade. These awnings are an integral part of the building design and will introduce a festive atmosphere to the building. All four sides of the building are on public ways and have been given careful design consideration.

The restaurant portion of the new building will be constructed first, thus making it possible for the restaurant to stay in operation throughout the construction process. The existing building will be demolished upon completion of the restaurant portion of the new building.

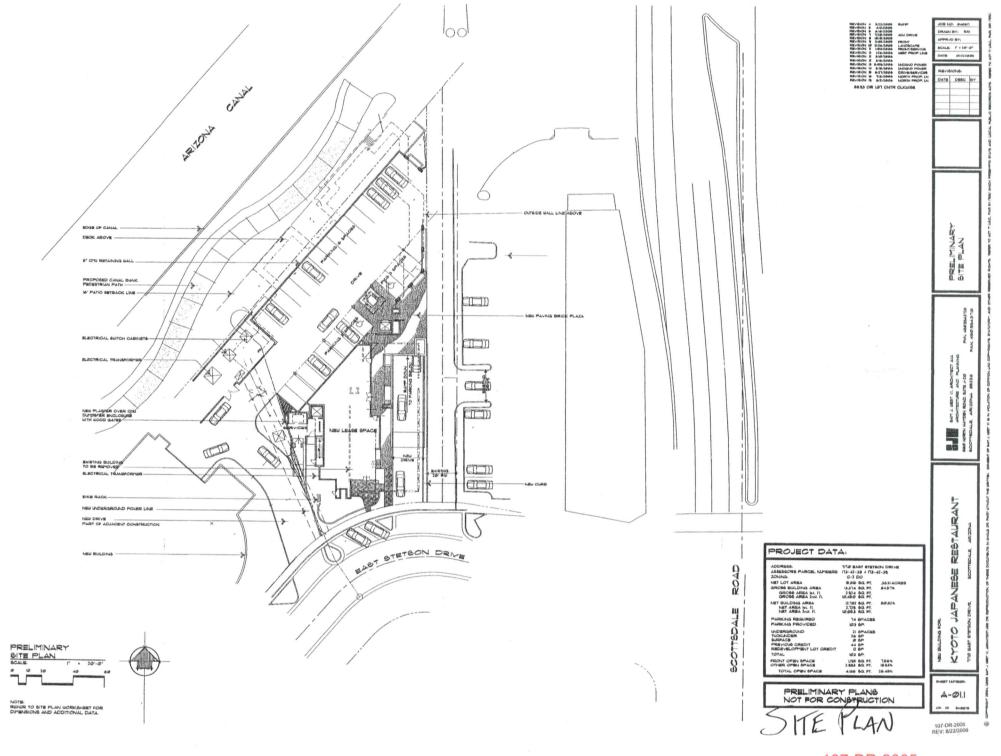
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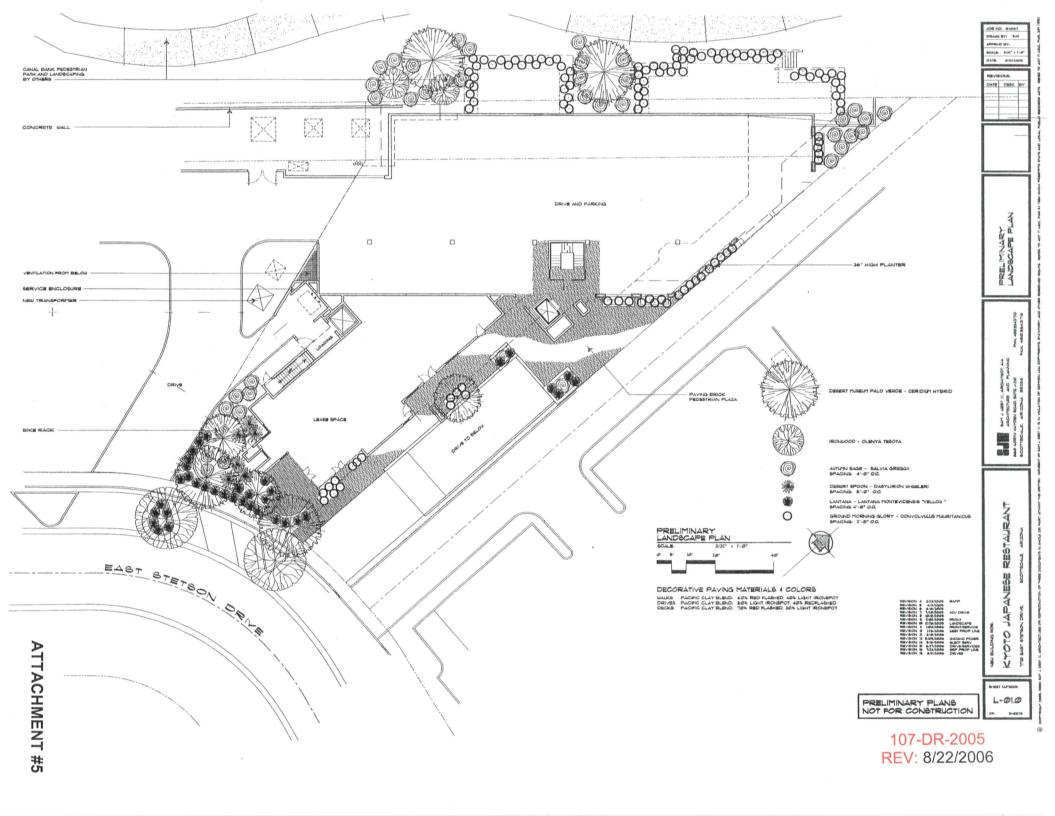
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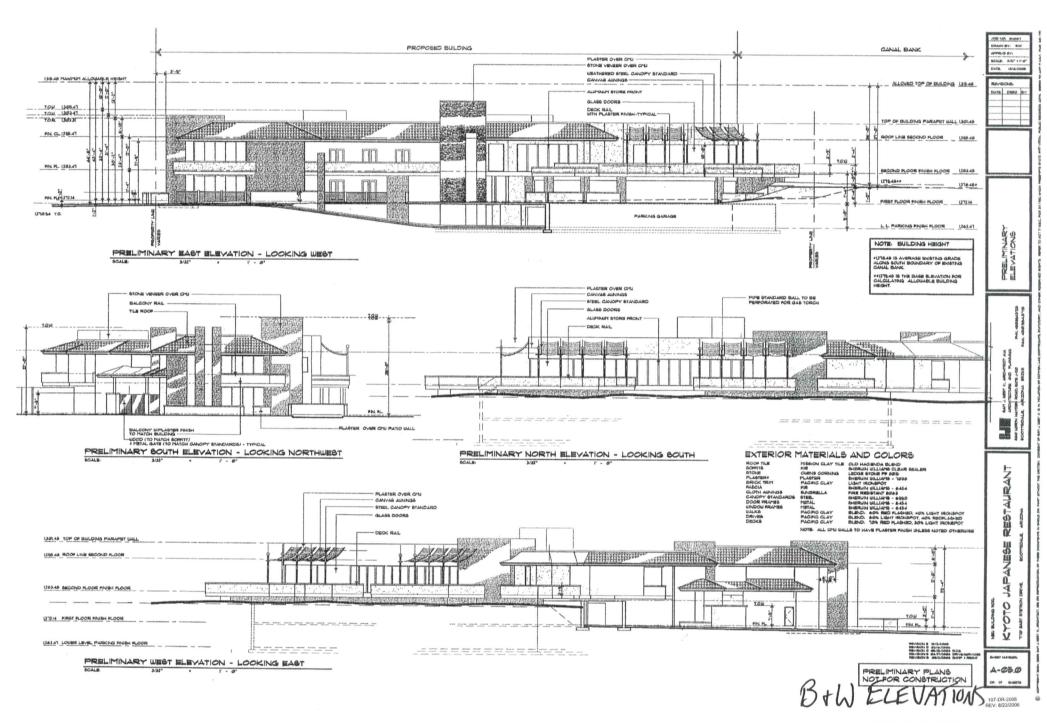
107-DR-2005 REV: 8/22/2006





PROPOSED BULD NO

ATTACHMENT



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